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State housing looks strong

By The Associated Press

BOZEMAN - A national online real estate research firm predicts that five Montana cities will be among the top 25 U.S. housing markets in 2009.

Housing Predictor forecasts that Billings will lead the state with a 3.1 percent appreciation rate in home values, followed by Bozeman at 1.8 percent, Great Falls at 1.4 percent, Livingston at 1.3 percent and Missoula at 1.2 percent.

Such increases are modest, but they look good compared with more than 36 states, from California to Florida, where the company projects double-digit deflation in home values.

The firm bases its predictions on such things as income levels, employment trends, school enrollment and housing markets.

Nationally, Housing Predictor is forecasting that Montana, North Dakota and Colorado will be exceptions to the worst economy since the Great Depression.

Here are the top 25:

1. Bloomington, Ill., 3.6 percent appreciation rate in home values.

2. Grand Junction, Colo., 3.1 percent.

3. Billings, 3.1 percent

4. Fargo, N.D., 2.9 percent.

5. Lander, Wyo., 2.3 percent.

6. Trenton, N.J., 2.3 percent.

7. Morgantown, W.Va., 2 percent.

8. Logan, Utah, 2 percent.

9. Bozeman, 1.8 percent.

10. Albany, Ga., 1.8 percent.

11. Fairmont, W.Va., 1.6 percent.

12. Minot, N.D., 1.6 percent.

13. Great Falls, 1.4 percent.

14. Livingston, 1.3 percent.

15. Bismarck, N.D., 1.3 percent.

16. Missoula, 1.2 percent .

17. Grand Forks, N.D., 1.2 percent.

18. Paducah, Ky., -1.2 percent

19. Piedmont, S.D., -1.5 percent

20. Lawton, Okla., -2.1 percent.

21. Black Hills, S.D., -2.1 percent. The Black Hills are an area of western South Dakota, not a specific city.

22. Edmond, Okla., -2.8 percent.

23. Oklahoma City, Okla., -2.9 percent.

24. Lincoln, Neb., -3 percent.

25. Amarillo, Texas, -3.9 percent.

- From Gazette news services

TOP HOUSING MARKETS 2008□Housing Predictor with Unemployment and Foreclosure info

Rank	Real Estate Market	2009 Forecast [1]	2008 State Foreclosure Rank [2]	2008 State % Housing Units in Foreclosure [2]	Nov 2008 CITY Unemployment Rate- preliminary [3]	Nov 2008 State Unemployment Rate [3]
1.	Bloomington, IL	3.6%	43	1.91	5.6(p)	7.3
2.	Grand Junction, CO	3.1%	47	2.41	4.3(p)	5.8
3.	Billings, MT	3.1%	7	0.29	3.3(p)	4.9
4.	Fargo, ND	2.9%	4	0.12	2.7(p)	3.3
5.	Lander, WY	2.3%	6	0.28	NA	3.2
6.	Trenton, NJ	2.3%	42	1.8	5.0(p)	6.1
7.	Morgantown, WV	2.0%	2	0.08	2.8(p)	4.6
8.	Logan, UT	2.0%	39	1.65	2.4(p)	3.7
9.	Bozeman, MT	1.8%	7	0.29	NA	4.9
10.	Albany, GA	1.8%	44	2.2	7.1(p)	7.5
11.	Fairmont, WV	1.6%	2	0.08	NA	4.6
12.	Minot, ND	1.6%	4	0.12	NA	3.3
13.	Great Falls, MT	1.4%	7	0.29	4.1(p)	4.9
14.	Livingston, MT	1.3%	7	0.29	NA	4.9
15.	Bismarck, ND	1.3%	4	0.12	2.6(p)	3.3
16	Missoula, MT	1.2%	7	0.29	4.9(p)	4.9
17.	Grand Forks, ND	1.2%	4	0.12	3.2(p)	3.3
18.	Paducah, KY	−1.2%	9	0.38	NA	7.0
19.	Piedmont, SD	−1.5%	3	0.11	NA	3.4
20.	Lawton, OK	−2.1%	22	0.78	4.4(p)	4.7
21.	Black Hills, SD	−2.1%	3	0.11	NA	3.4
22.	Edmond, OK	−2.8%	22	0.78	NA	4.7
23.	Oklahoma City, OK	−2.9%	22	0.78	4.4(p)	4.7
24.	Lincoln, NE	−3.0%	12	0.41	3.1(p)	3.7
25.	Amarillo, TX	−3.9%	27	1.04	4.0(p)	5.7
US Avg				1.04	67	67

Sources:

1 Housing Predictor
2 RealTrac
3 MT Dept. Of Labor & Industry

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Hottest Markets in 2009

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Top 25 Forecast Housing Markets

Two states with reputations for being some of the coldest places in the country dominate the Housing Predictor Top 25 housing markets for 2009. Montana placed all of its five forecast markets on the list, and neighboring North Dakota had 4 markets make the top 25 forecast to have the highest appreciation in home values during the year.
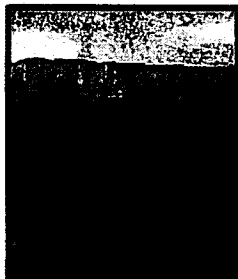
The Housing Predictor Top 25 Markets are selected from the more than 250 local housing markets forecast, and are projected to have the highest probability of hitting their forecast appreciation. Seventeen markets are forecast to experience some level of appreciation in 2009, making the top 25 markets. Eight other markets round out the Top 25 forecast to experience lower deflation than the majority of the country.

Bloomington, Illinois grabbed the #1 position forecast to appreciate 3.6% in average home values in 2009. Bloomington is the home to Illinois State University and the home offices of State Farm Insurance. Homes are taking longer to sell these days in Bloomington, but the market should remain as one of the nation's exceptions with appreciation in 2009.

Energy rich Grand Junction, Colorado placed second on the list followed by Billings, Montana.
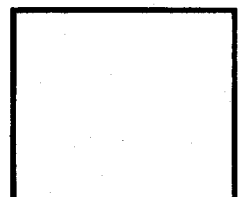
They've dodged the bullet in the nation's housing depression in North Dakota and Montana. During the boom mortgage companies didn't offer creative new loan programs in either state much, which has acted to protect their housing markets from major deflationary cycles experienced in the majority of the country.

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New Hampshire
New Jersey
New Mexico
New York
North Carolina
North Dakota
Ohio
Oklahoma
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Top 25 Housing Markets - 2009

Rank	Real Estate Market	2009 Forecast
1.	Bloomington, IL	3.6%
2.	Grand Junction, CO	3.1%
3.	Billings, MT	3.1%
4.	Fargo, ND	2.9%
5.	Lander, WY	2.3%
6.	Trenton, NJ	2.3%
7.	Morgantown, WV	2.0%
8.	Logan, UT	2.0%
9.	Bozeman, MT	1.8%
10.	Albany, GA	1.8%
11.	Fairmont, WV	1.6%
12.	Minot, ND	1.6%
13.	Great Falls, MT	1.4%
14.	Livingston, MT	1.3%
15.	Bismarck, ND	1.3%
16	Missoula, MT	1.2%
17.	Grand Forks, ND	1.2%
18.	Paducah, KY	-1.2%
19.	Piedmont, SD	-1.5%
20.	Lawton, OK	-2.1%
21.	Black Hills, SD	-2.1%
22.	Edmond, OK	-2.8%
23.	Oklahoma City, OK	-2.9%
24.	Lincoln, NE	-3.0%
25.	Amarillo, TX	-3.9%

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Independent Real Estate Market Forecasts

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About HousingPredictor.com

Founded in 2004, HousingPredictor.com was launched in 2006 a than two years of research and development to provide indeper estate market forecasts for local housing markets in all 50 U.S. state goal of providing unbiased housing market forecasts and real estate our loyal visitors.

Our staff of journalists, researchers, analysts and economists rese: housing markets throughout the nation in order to provide the fore articles are original and written by our dedicated team of r journalists and experts.

Methodology

We examine more than 20 micro market characteristics in each mar including income levels, employment trends and changes, school er business trends, regional political influences, real estate sales hi current housing market velocity. The factors are all considered to with each local market forecast.

All of the information is gathered from hundreds of independent sc staff develops without bias for the real estate industry to issue the fo:

Today Housing Predictor is consulted by the nation's foremost ir houses, mortgage companies, real estate companies and most in consumers for our forecasts.

Housing Predictor Releases 2008 Forecasts

NewswireToday - /newswire/ - **Destin, FL, United States, 01/02/2008** - Housing Predictor is releasing its annual real estate market forecasts for more than 250 local housing markets in all 50 U.S. states for 2008. The research company has been more than 85% correct with its forecasts.

More than 250 local real estate market forecasts for 2008 are being released by Housing Predictor, which issues forecasts annually for housing markets in all 50 U.S. states.

In 2007 Housing Predictor accurately forecast more than 85% of the 250 local housing markets it forecast within 1 to 2 percent of their forecast appreciation or deflation. Miami, Florida was selected as the worst market in 2007 forecast to depreciate 12.7%. The market averaged deflation of 12.4%.

Leading real estate companies, home builders, Wall Street investment bankers, real estate investors, home owners and many of the country's largest retailers depend on Housing Predictor for their forecasts. The Housing Predictor forecasts are considered to be some of the most dependable real estate forecasts on local market conditions in the nation.

All 50 states forecast for 2008 are currently being added to the Housing Predictor website along with profiles on local market conditions detailing what the future holds for market places in the new year. The annual forecasts are a major production and last nearly two weeks annually, starting near the end of each year and continuing into the new year.

Throughout the year Housing Predictor also regularly updates forecasts as local market conditions warrant. Housing Predictor analysts are constantly on the hunt for new information on real estate markets they monitor to keep real estate owners, buyers and investors up to date on their market place.

Housing Predictor also forecast the national real estate recession in 2007, the foreclosure crisis, predicting that more than 3-million homes would be foreclosed through 2009 and the Fed's series of interest rate cuts.

As real estate markets become more turbulent in 2008 and foreclosures rise with the tide of adjustable rate mortgages scheduled to reset Housing Predictor will also be issuing an extension to the foreclosure forecast, which will include 2010 and 2011.